

Statement of Information  
**Multiple residential properties located in the  
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Unit offered for sale**

Address  
 Including suburb and  
 postcode

1-5/335 Riversdale Road, Hawthorn East VIC 3123
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**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/ underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1/335 Riversdale Road, Hawthorn East	\$2,300,000	Or range between			
2/335 Riversdale Road, Hawthorn East	\$1,725,000	Or range between			
3/335 Riversdale Road, Hawthorn East	\$1,725,000	Or range between			
4/335 Riversdale Road, Hawthorn East	\$1,700,000	Or range between			
5/335 Riversdale Road, Hawthorn East	\$1,400,000	Or range between			

Additional entries may be included or attached as required.

**Suburb unit median sale price**

Median price

Suburb

Period - From  To

Source

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
<b>Unit 1</b> 3 bed, 3 bath, 2 car	1. <i>(none applicable)</i>	\$	
	2.	\$	
	3.	\$	

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
<b>Unit 2</b> 3 bed, 2 bath, 2 car	1. <i>(none applicable)</i>	\$	
	2.	\$	
	3.	\$	

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
<b>Unit 3</b> 3 bed, 2 bath, 2 car	1. <i>(none applicable)</i>	\$	
	2.	\$	
	3.	\$	

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
<b>Unit 4</b> 2 bed, 2 bath, 2 car	1. <i>(none applicable)</i>	\$	
	2.	\$	
	3.	\$	

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
<b>Unit 5</b> 2 bed, 1 bath, 1 car	1. 305/38 Harold Street, Hawthorn East	\$1,305,000	11/04/2018
	2. 105/33 Wattle Road, Hawthorn	\$1,380,000	26/03/2018
	3. 8/456 Barkers Road, Hawthorn East	\$1,410,000	17/03/2018

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.